

**COUNTY OF LOUDOUN**

**DEPARTMENT OF BUILDING AND DEVELOPMENT**

**MEMORANDUM**

**DATE:** July 2, 2010

**TO:** Kate McConnell, Department of Planning

**FROM:** Brian Fish, Planner, Zoning

**THROUGH:** Mark Stultz, Assistant Zoning Administrator

**CASE NUMBER AND NAME:** CAPP-2010-0017, Waterford Foundation

**TAX MAP/PARCEL NUMBER:** /28/A/1/A//22/

**PIN/MCPI:** 303-26-6725

Staff has reviewed the referral materials for a business sign on an existing structure in the Waterford Historic District, to be heard at the July 12, 2010 meeting of the Historic District Review Committee. The property contains approximately 0.07 acres and is zoned RC (Rural Commercial) under the Revised 1993 Loudoun County Zoning Ordinance ("Ordinance"). The property is also within the Waterford Village Conservation Overlay District and therefore subject to the conditions and restrictions contained in Section 4-2100 of the Ordinance. The subject property has common boundaries with four other properties, all of which are also within the RC District.

The subject lot does not meet the current Ordinance requirements for the RC District. However, due to the age of the parcel, the lot is presumed to be a legally nonconforming lot and subject to the conditions and restrictions contained in Section 1-404 of the Ordinance.

A valid Zoning Permit is required for all signs; provided the Applicant obtains a Zoning Permit for the sign which is the subject of this application, there are no zoning issues associated with this application.